

SINGLE TENANT ABSOLUTE NNN

Corporate Guaranteed Investment Opportunity



4+ YEARS REMAINING | INTERSTATE 44 (25,900 VPD) | SCHEDULED RENTAL INCREASES



2 SW. 11th Street #11032

LAWTON OKLAHOMA

ACTUAL SITE



PRESENTED BY



WINSTON GUEST, CCIM

Vice President

National Net Lease

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NATIONAL NET LEASE

Managing Broker: Mark Reeder, SRS Real Estate Partners-Southwest, LLC | OK License No. 109143



OFFERING

Price	\$785,000
Net Operating Income	\$43,200
Cap Rate	5.50%
Guaranty	Corporate Signed
Tenant	7-Eleven (d.b.a Stripes)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No
ROFO/ROFR	No

PROPERTY SPECIFICATIONS

Rentable Area	2,585 SF
Land Area	0.52 Acres
Property Address	2 SW. 11th Street #11032 Lawton, Oklahoma 73501
Year Built	1983
Parcel Number	15730
Ownership	Fee Simple (Land & Building Ownership)
Zoning	C-5, General Commercial District
Parking Spaces	19

4+ Years Remaining | Options To Extend | Rental Increases

- The tenant, 7-Eleven (operating as Stripes), has over 4 years remaining on its lease with 3 (5-year) options to extend, demonstrating long-term commitment to the site
- Lease features 8% rental increases at the beginning of each option period
- The Lease is corporate signed by 7-Eleven, Inc further enhancing the credit quality and long-term stability of the tenancy

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Signalized, Hard Corner Intersection | Excellent Visibility & Access | Strong National/Credit Tenant Presence

- The property is strategically located at the signalized hard corner intersection of W Gore Blvd and SW 11th St, combining for more than 27,700 VPD
- Excellent visibility and access with multiple points of ingress/egress
- Surrounded by top national retailers including a Walmart Supercenter, Sam's Club, Lowe's Home Improvement, The Home Depot, and Dick's Sporting Goods

Strong Demographics in 5-Mile Trade Area

- 85,600+ residents and 35,800+ employees within 5 miles
- \$68,438 average household income within 5 miles

Tenant Name	Square Feet	LEASE TERM			RENTAL RATES						
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
7-Eleven, Inc	2,585	6/10/1994	6/9/2030	Current	-	\$3,600	\$1.39	\$43,200	\$16.71	Absolute NNN	3 (5-Year)
(Corporate Signature)				Option 1	8%	\$3,888	\$1.50	\$46,656	\$18.05		
				Option 2	8%	\$4,199	\$1.62	\$50,388	\$19.49		
				Option 3	8%	\$4,535	\$1.75	\$54,420	\$21.05		



7-ELEVEN

7-eleven.com

Company Type: Subsidiary

Locations: 13,000+

Parent: Seven & I Holdings Co., Ltd.

Credit Rating: S&P: A

2025 Employees: 62,012

2025 Revenue: \$82.17 Billion

2025 Net Income: \$1.19 Billion

2025 Assets: \$78.15 Billion

2025 Equity: \$27.66 Billion

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at outstanding value.

Ridgecrest Shopping Center



Cache Road Square



NW FORT SILL BLVD 9,200 VPD

2025 Estimated Population

1 Mile	8,148
3 Miles	43,415
5 Miles	85,611

2025 Average Household Income

1 Mile	\$53,131
3 Miles	\$56,683
5 Miles	\$68,438

2025 Estimated Total Employees

1 Mile	8,717
3 Miles	26,246
5 Miles	35,882



SW LEE BLVD 17,500 VPD



SW 11TH ST 12,200 VPD



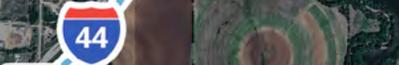
Comanche National Museum and Cultural Center



Central Plaza Lawton



W GORE BLVD 15,500 VPD



SW 11TH ST 12,200 VPD



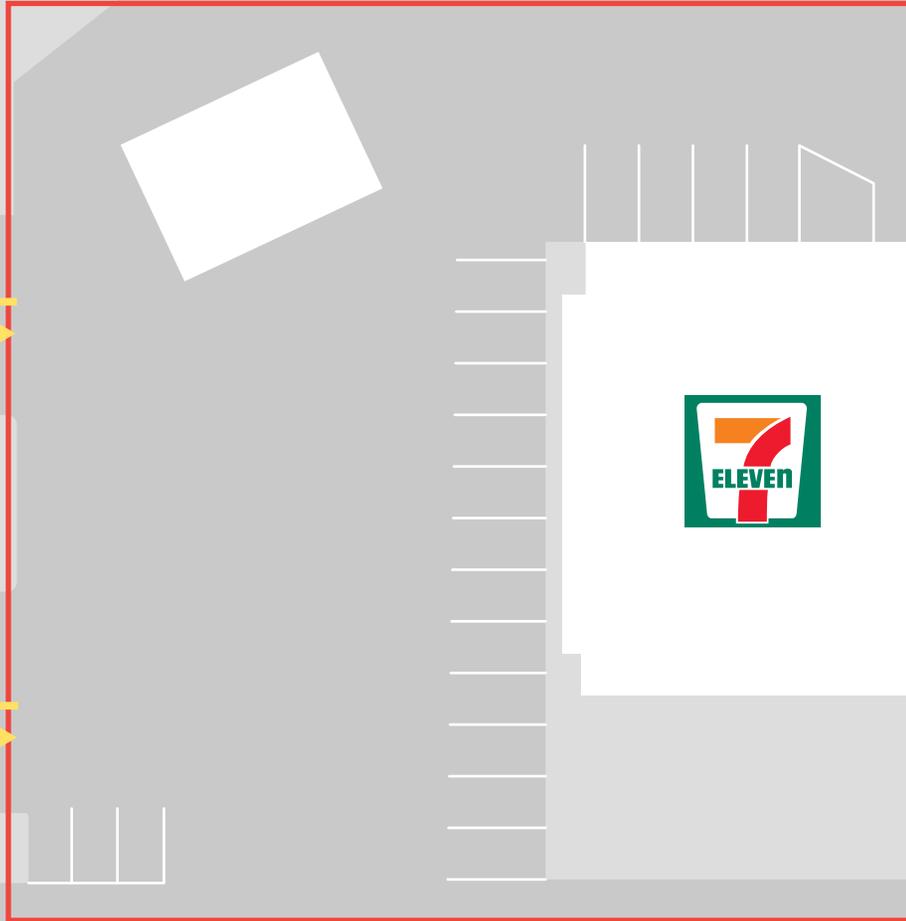


W GORE BOULEVARD 15,500 VPD

NORTHROP
GRUMMAN

SW 11TH STREET 12,200 VPD

Pylon Sign





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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